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Notice of Meeting

Maidenhead Development Management Committee

Councillors Joshua Reynolds (Chair), Siân Martin (Vice-Chair), Maureen Hunt, Leo Walters, Mandy Brar, Geoff Hill, Helen Taylor, Gary Reeves and Kashmir Singh

Wednesday 16 August 2023 7.00 pm

Council Chamber - Town Hall, Maidenhead & on [RBWM YouTube](#)

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Agenda

Item	Description	Page
1	APOLOGIES FOR ABSENCE To receive any apologies for absence.	-
2	DECLARATIONS OF INTEREST To receive any declarations of interest.	3 - 6
3	MINUTES OF THE PREVIOUS MEETING To approve the minutes of the meeting held on Wednesday 18 July 2023 as a true and accurate record.	7 - 10
4	23/00854/LBC - Cookham Bridge Sutton Road Cookham Maidenhead PROPOSAL: Consent for essential maintenance including re-painting of steelwork, structural bearing replacement, structural strengthening, re-waterproofing, re-surfacing and expansion joint replacement. RECOMMENDATION: PERMIT APPLICANT: Ms Roberts EXPIRY DATE: 14 June 2023	11 - 20
5	PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORT Committee Members to note the report.	21 - 24

By attending this meeting, participants are consenting to the audio & visual recording being permitted and acknowledge that this shall remain accessible in the public domain permanently.

Please contact Democratic Services, Democratic.Services@RBWM.gov.uk, with any special requests that you may have when attending this meeting.

Published: 8th August 2023



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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

In accordance with the requirements of the Local Government (Access to Information) Act 1985, each item on this report includes Background Papers that have been relied on to a material extent in the formulation of the report and recommendation.

The Background Papers will normally include relevant previous planning decisions, replies to formal consultations and relevant letter of representation received from local societies, and members of the public. For ease of reference, the total number of letters received from members of the public will normally be listed within the report, although a distinction will be made where contrary views are expressed. Any replies to consultations that are not received by the time the report goes to print will be recorded as "Comments Awaited".

The list will not include published documents such as the Town and Country Planning Acts and associated legislation, The National Planning Policy Framework, National Planning Practice Guidance, National Planning Circulars, Statutory Local Plans or other forms of Supplementary Planning Guidance, as the instructions, advice and policies contained within these documents are common to the determination of all planning applications. Any reference to any of these documents will be made as necessary within the report.

STATEMENT OF THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

MEMBERS' GUIDE TO DECLARING INTERESTS AT MEETINGS

Disclosure at Meetings

If a Member has not disclosed an interest in their Register of Interests, they **must make** the declaration of interest at the beginning of the meeting, or as soon as they are aware that they have a Disclosable Pecuniary Interest (DPI) or Other Registerable Interest. If a Member has already disclosed the interest in their Register of Interests they are still required to disclose this in the meeting if it relates to the matter being discussed.

Any Member with concerns about the nature of their interest should consult the Monitoring Officer in advance of the meeting.

Non-participation in case of Disclosable Pecuniary Interest (DPI)

Where a matter arises at a meeting which directly relates to one of your DPIs (summary below, further details set out in Table 1 of the Members' Code of Conduct) you must disclose the interest, **not participate in any discussion or vote on the matter and must not remain in the room** unless you have been granted a dispensation. If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted by the Monitoring Officer in limited circumstances, to enable you to participate and vote on a matter in which you have a DPI.

Where you have a DPI on a matter to be considered or is being considered by you as a Cabinet Member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

DPIs (relating to the Member or their partner) include:

- *Any employment, office, trade, profession or vocation carried on for profit or gain.*
- *Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses*
- *Any contract under which goods and services are to be provided/works to be executed which has not been fully discharged.*
- *Any beneficial interest in land within the area of the council.*
- *Any licence to occupy land in the area of the council for a month or longer.*
- *Any tenancy where the landlord is the council, and the tenant is a body in which the relevant person has a beneficial interest in the securities of.*
- *Any beneficial interest in securities of a body where:*
 - a) *that body has a place of business or land in the area of the council, and*
 - b) *either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or (ii) the total nominal value of the shares of any one class belonging to the relevant person exceeds one hundredth of the total issued share capital of that class.*

Any Member who is unsure if their interest falls within any of the above legal definitions should seek advice from the Monitoring Officer in advance of the meeting.

Disclosure of Other Registerable Interests

Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (summary below and as set out in Table 2 of the Members Code of Conduct), you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.** If it is a 'sensitive interest' (as agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other Registerable Interests:

- a) any unpaid directorships
 - b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
 - c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)
- of which you are a member or in a position of general control or management

Disclosure of Non- Registerable Interests

Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a DPI) or a financial interest or well-being of a relative or close associate, or a body included under Other Registerable Interests in Table 2 you must disclose the interest. **You may speak on the matter only if members of the public are also allowed to speak at the meeting** but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer) you do not have to disclose the nature of the interest.

Where a matter arises at a meeting which **affects** –

- a. your own financial interest or well-being;
- b. a financial interest or well-being of a friend, relative, close associate; or
- c. a financial interest or well-being of a body included under Other Registerable Interests as set out in Table 2 (as set out above and in the Members' code of Conduct)

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied.

Where a matter (referred to in the paragraph above) **affects** the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise **must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation**. If it is a 'sensitive interest' (agreed in advance by the Monitoring Officer), you do not have to disclose the nature of the interest.

Other declarations

Members may wish to declare at the beginning of the meeting any other information they feel should be in the public domain in relation to an item on the agenda; such Member statements will be included in the minutes for transparency.

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Agenda Item 3

MAIDENHEAD DEVELOPMENT MANAGEMENT COMMITTEE

Wednesday 19 July 2023

Present: Councillors Siân Martin (Vice-Chair, in the Chair), Maureen Hunt, Mandy Brar, Geoff Hill, Helen Taylor, Gary Reeves, Kashmir Singh and Gurch Singh

Also in attendance: Councillor Joshua Reynolds, Councillor Catherine del Campo, Councillor Suzanne Cross, Councillor Jack Douglas and Councillor Adam Bermange

Also in attendance virtually: Councillor Clive Baskerville

Officers: Alison Long, Adrien Waite, Dariusz Kusyk, Oran Norris-Browne and Sarah Tucker

APOLOGIES FOR ABSENCE

Apologies were received from Councillor Walters and Councillor Reynolds. Councillor G. Singh was attending as a substitute for the latter, who was attending as a registered speaker, separate from the committee.

DECLARATIONS OF INTEREST

All of the Committee Members stated that they had been contacted on multiple occasions by residents regarding the applications that were being heard. However, it was nothing more than this.

Councillor Reeves added that no contact had been made by himself with these residents, other than acknowledging receipt of the emails.

MINUTES OF THE PREVIOUS MEETING

AGREED UNANIMOUSLY: That the minutes of the meeting held 21 June 2023 were a true and accurate record.

22/01537/OUT - Land At Spencers Farm Summerleaze Road Maidenhead

Councillor Reeves proposed to refuse planning permission, which was against the officer's recommendation for the reasons as followed. This was seconded by Councillor Brar.

- The lack of an exception test.
- The increase in traffic & additional influx of construction vehicles.
- Outdated information on Highways data from 2017 having been used.
- Contravenes HO1 of the Borough Local Plan.

A motion was also put forward by Councillor Taylor to defer the application to a time where additional and up-to-date information on highways was available. This was seconded by Councillor Hill.

A named vote was taken on Councillor Reeve's motion.

22/01537/OUT - Land At Spencers Farm Summerleaze Road Maidenhead (Motion)	
Councillor Siân Martin	For
Councillor Maureen Hunt	For
Councillor Mandy Brar	For
Councillor Geoff Hill	For
Councillor Helen Taylor	For
Councillor Gary Reeves	For
Councillor Kashmir Singh	For
Councillor Gurch Singh	For
Carried	

AGREED UNANIMOUSLY: That planning permission be refused.

A named vote was therefore not required for Councillor Taylor's motion.

The committee were addressed by 4 registered speakers. Hari Sharma, Objector, Kathryn Ventham, Applicant's Agent, Councillor Del Campo & Councillor Reynolds.

The meeting adjourned at 20:40 and re-convened at 20:50

22/01540/FULL - Land At Spencers Farm Summerleaze Road Maidenhead

Councillor Hill proposed to refuse planning permission, which was against the officer's recommendation for the reasons as followed. This was seconded by Councillor Taylor.

- The lack of an exception test.
- The increase in traffic & additional influx of construction vehicles.
- Outdated information on Highways data from 2017 having been used.
- The additional noise pollution.
- The severe risk to flooding.
- The environmental harm.

A named vote was taken.

22/01540/FULL - Land At Spencers Farm Summerleaze Road Maidenhead (Motion)	
Councillor Siân Martin	For
Councillor Maureen Hunt	For
Councillor Mandy Brar	For
Councillor Geoff Hill	For
Councillor Helen Taylor	For
Councillor Gary Reeves	For
Councillor Kashmir Singh	For
Councillor Gurch Singh	For
Carried	

AGREED UNANIMOUSLY: That planning permission be refused.

The committee were addressed by 4 registered speakers. Ian Lester, Objector, Kathryn Ventham, Applicant's Agent, Councillor Del Campo & Councillor Reynolds.

22/03161/FULL - The Arcade High Street Cookham Maidenhead SL6 9TA

Councillor Brar proposed to refuse planning permission, which was against the officer's recommendation for the reasons as followed. This was seconded by Councillor K.Singh.

- The site is within the conservation area.

- The site was contrary to village design guide.
- The lack of sufficient parking provision.

A named vote was taken.

22/03161/FULL - The Arcade High Street Cookham Maidenhead SL6 9TA (Motion)	
Councillor Siân Martin	Abstain
Councillor Maureen Hunt	Against
Councillor Mandy Brar	For
Councillor Geoff Hill	Against
Councillor Helen Taylor	Against
Councillor Gary Reeves	Abstain
Councillor Kashmir Singh	For
Councillor Gurch Singh	Against
Rejected	

The result was 2 for, 4 against and 2 abstentions, so the motion fell.

Councillor Hunt then proposed to grant planning permission, which was in line with the officer's recommendation. This was seconded by Councillor G.Singh.

A named vote was taken.

22/03161/FULL - The Arcade High Street Cookham Maidenhead SL6 9TA (Motion)	
Councillor Siân Martin	Abstain
Councillor Maureen Hunt	For
Councillor Mandy Brar	Against
Councillor Geoff Hill	For
Councillor Helen Taylor	For
Councillor Gary Reeves	Abstain
Councillor Kashmir Singh	Against
Councillor Gurch Singh	For
Carried	

AGREED: That planning permission be granted.

The committee were addressed by 2 registered speakers. Nigel Weller, Objector and Parish Councillor Jacqui Edwards.

22/03162/FULL - The Arcade High Street Cookham Maidenhead SL6 9TA

Councillor Brar proposed to refuse planning permission, which was against the officer's recommendation for the reasons as followed. This was seconded by Councillor K.Singh.

- The site is within the conservation area.
- The lack of sufficient parking provision.

A named vote was taken.

22/03162/FULL - The Arcade High Street Cookham Maidenhead SL6 9TA (Motion)	
Councillor Siân Martin	Abstain
Councillor Maureen Hunt	Abstain
Councillor Mandy Brar	For
Councillor Geoff Hill	Abstain
Councillor Helen Taylor	Abstain
Councillor Gary Reeves	For
Councillor Kashmir Singh	For
Councillor Gurch Singh	Against
Carried	

AGREED: That planning permission be refused.

The committee were addressed by 2 registered speakers. Dick Scarff, Objector and Parish Councillor Jacqui Edwards.

PLANNING APPEALS RECEIVED AND PLANNING DECISION REPORT

The Committee Members noted the report.

The meeting, which began at 7.07 pm, finished at 10.45 pm

Chair.....

Date.....

Agenda Item 4

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 August 2023

Item: 1

Application No.:	23/00854/LBC
Location:	Cookham Bridge Sutton Road Cookham Maidenhead
Proposal:	Consent for essential maintenance including re-painting of steelwork, structural bearing replacement, structural strengthening, re-waterproofing, re-surfacing and expansion joint replacement.
Applicant:	Ms Roberts
Agent:	Thomas Lambert
Parish/Ward:	Cookham Parish/Bisham And Cookham
If you have a question about this report, please contact: Maria Vasileiou on maria.vasileiou@rbwm.gov.uk	

1. SUMMARY

- 1.1 Listed building consent is sought for essential maintenance, including re-painting of steelwork, structural bearing replacement, structural strengthening, re-waterproofing, re-surfacing and expansion joint replacement to the Cookham Bridge.
- 1.2 The proposals would result in less than substantial harm to the designated heritage asset. The harm to the significance of the designated heritage asset is outweighed by the public benefit identified, namely the long-term preservation of the structure, and therefore the recommendation is that listed building consent is granted.

It is recommended the Committee authorises the Head of Planning:	
1.	To grant listed building consent with the conditions listed in Section 13 of this report.

2. REASON FOR COMMITTEE DETERMINATION

- The application has been submitted by the Local Authority and is classified as a 'Regulation 3' application. As the decision-maker is the applicant, in line with the Council's Constitution, the application is to be determined by the Maidenhead Development Management Committee.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site relates to the Cookham Bridge, a wrought iron structure located on Ferry Lane (A4094) in Cookham. The bridge has a single lane of traffic and two narrow pedestrian footpaths and connects Berkshire on the south side of the River Thames, with Buckinghamshire to the north.

4. KEY CONSTRAINTS

- 4.1 The bridge is Grade II Listed and lies within the Cookham Village Conservation Area. The site also lies within the Green Belt, Flood Zone 3 and the Setting of River Thames.

5. THE PROPOSAL

- 5.1 Listed building consent is sought for the following works:

- repainting of all exposed steelwork;

- installation of two steel trimmer beams (and near surface bars if required) to strengthen the deck ends;
- replacement of the four structural bearings, above the north and south abutments;
- re-waterproofing and re-surfacing of the bridge deck;
- parapet repairs; and,
- replacement of the deck expansion joints.

5.2 During the course of the application, additional information and or clarification was received from the applicant which sought to address comments raised by the Conservation Officer. This related to the following:

- confirmation that the damaged cast iron parapet section would be included within the scope of works, and details of its previous repair works was submitted;
- details of the reinforcement being installed in the concrete slab, these will be as per drawing no. 1000007701-PCL-SBR-ZZ-DE-CB - A5-0009
- confirmation that paint testing would be carried out ahead of the start of works, with the works split into two phases. The first phase would include painting of the end trimmer beam and parapet (inside face only) with abrasive cleaning by hand (ST3) and the main painting element would be deferred until further notice;
- confirmation that the existing masonry brick work would be retained and re-used, where possible, and a standard cementitious mortar used in accordance with the Specification for Highway Works Series 2400, Clause 2404; and,
- confirmation that any cleaning to the abutments would be carried out by clean water spray and light abrasion by hand.

6. RELEVANT PLANNING HISTORY

6.1 Cookham Bridge is a shared heritage asset between the Royal Borough of Windsor and Maidenhead and Buckinghamshire Council. As such, two identical listed building consent applications have been submitted to both Local Planning Authorities. The application submitted to Buckinghamshire Council (application ref. (22/07205/LBC) remains under consideration at the time of drafting this report.

6.3 Relevant planning history is provided below:

Reference	Description	Decision
99/34133/LBC	Bridge Strengthening and Refurbishment.	Approved by the Secretary of State 08.09.1999

7 DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Historic Environment	HE1

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

- Borough Wide Design Guide

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

The application relates to an application for listed building consent. As such, occupiers of adjacent properties were not notified directly of the application.

A site notice advertising the application was posted at the site on 25.04.2023 and the application was advertised in the Local Press on 27.04.2023.

Two comments were received, one objecting and one requesting further information on the application. The comments are summarised as follows:

Comment		Where in the report this is considered
1.	The development would impact the mooring arrangements.	Noted. However, this is a civil matter and would not preclude the determination of the application.
2.	Network Rail requested dates of the proposed works.	Noted. An informative is recommended for the applicant to notify Network Rail.

Statutory Consultees

Consultee	Comment	Where in the report this is considered
Historic England	No objection.	Noted.
Victorian Society	No objection subject to the conditions recommended by the Council's Conservation Officer.	See section 10.
Protection of Ancient Buildings	No comments received.	N/A
Ancient Monuments Society	No comments received.	N/A
Council of British Archaeology	No comments received.	N/A
Georgian Group	No comments received.	N/A
Twentieth Century Society	No comments received.	N/A

Consultees

Consultee	Comment	Where in the report this is considered
RBWM Conservation Officer	Confirmations of details and methodology of works are required. If consent is granted, conditions would be required.	See section 10.

Others (e.g. Parish and Amenity Groups)

Group	Comment	Where in the report this is considered
Cookham Parish Council	Requested research of the original colour and that the bridge is repainted in the original colour.	See section 10. With regard to traffic concerns.

	Wish to record concerns about the considerable disruption this will cause to the village and ask that all issues are alleviated.	This is noted. However, the application seeks listed building consent only and therefore, highways and traffic concerns do not form part of this assessment.
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10. EXPLANATION OF RECOMMENDATION

10.1 The key issue for consideration is:

- i Whether the proposals would preserve the special architectural and/or historic interest of the listed building and where harm is identified, whether there is sufficient clear and convincing justification and public benefit to outweigh the harm.

Impact on the heritage asset

- 10.2 Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the Local Planning Authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 10.3 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Section 16 of the NPPF addresses proposals affecting heritage assets. Paragraph 199 sets out that 'great weight should be given to the assets' conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF sets out that the Local Planning Authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.
- 10.4 Policy HE1 of the BLP is relevant and states that the historic environment will be conserved and enhanced in a manner appropriate to its significance and that development proposals are required to demonstrate how they preserve or enhance character, appearance and function of heritage assets, (whether designated or non-designated), and their settings and respect the significance of the historic environment. Heritage assets are an irreplaceable resource and works, which would cause harm to the significance of the heritage asset or its setting, will not be permitted without clear justification in accordance with legislation and national policy.
- 10.5 Cookham Bridge is a Grade II listed structure dating from 1867. It is a cast and wrought iron structure with a continuous wrought iron girder, supported by cast iron pile piers set into concrete at even intervals into the riverbed. The parapet features quatrefoil tracery with a wooden rail above. The tracery detail has also been included with the arched spandrels (between the piers and girders). The bridge abutments are constructed in red bricks with ashlar stone caps and string course. The bridge is finished in a distinctive blue shade.
- 10.7 The bridge crossing was established in place of a historic ferry crossing, connecting the north and south riverbanks of the River Thames and the two counties (Berkshire and Buckinghamshire). The Cookham Bridge Company was established and invited design proposals by Brunel; however, the proposal was found to be too expensive. The design by George Treacher for a wooden bridge was taken forward (circa.1840); however, it did not last long given the ongoing maintenance issues.
- 10.8 The existing iron structure was built by Pease Hutchinson and Co Ltd, a major iron manufacturer and bridge builder. The new structure was built for less than the original wooden structure and became known as "the cheapest bridge on the River for its size". A plaque is fixed to the bridge making reference to Pease Hutchinson and Co.

- 10.9 It existed as a toll bridge until the mid-20th Century, with a historic toll house, also Grade II listed, located on the northern riverbank. It is understood that Berkshire County Council bought the bridge from the Cookham Bridge Company. It remains a shared heritage asset between the two Local Authorities.

Repainting/removal of finishes

- 10.10 All cast iron elements (spandrels and parapets) would be cleaned by mechanical abrasion and the wrought iron elements would be cleaned by abrasive blasting. The new paint coating would accord with current design standards, with the following paintwork proposed:
- light blue for the main superstructure; and,
 - darker blue for the spandrels and detailing.
- 10.11 The removal of the existing paint work has been specified in order to avoid damage to the historic steel elements. This approach is acceptable in principle; however, condition 3 is recommended which would secure further details of the blast cleaning method alongside details of the operating contractor.
- 10.12 The proposed paintwork is acceptable in principle. However, a colour analysis of the paint coating, in order to identify the original colour shades, is secured by recommended condition, with the resulting paint coating to be used, matching the evidence of this colour analysis. Details of the paint removal methodology and paint analysis would be secured by recommended conditions 2 and 3.

Strengthening of the deck ends

- 10.13 The proposed repairs to the bridge would require the installation of two new steel trimmer beams which would alter how the existing structure performs, with structural reliance upon the new beams. The proposed works also state that surface reinforcement bars may be required for additional strengthening. Whilst the stainless-steel bars would not be visible following re-waterproofing and re-surfacing of the carriageway, it would further alter the existing historic structure.
- 10.14 Whilst the proposed installation of the new beams would retain the existing in situ, they would become structurally redundant elements and exist only as aesthetic features of the bridge marking its original structural formation. Given that the works would insert new structural steelwork rather than ironwork in line with the original bridge construction, together with the resultant altered structural performance of the bridge, the proposed works would amount to harm to the heritage asset. However, it is recognised that the maintenance of the existing failed structural elements is limited, and future maintenance could amount to further alterations to the bridge. Detailed information and scaled drawings of any additional strengthening works comprising the insertion of new stainless steel reinforcement bars, would be secured by recommended condition 4.

Structural bearing replacement

- 10.15 The proposal seeks to replace all four structural bearings above the north and south abutments. The inspection report recommends the following works be carried out:
- ‘bearing shelf should be cleaned. Remove the corrosion and debris from the bearing and bearing shelf. Carry out a special inspection to determine the extent of corrosion, lamination, and section loss of steel elements such as steel main beams on top of both abutments and bearings. Remedial works should be based on the findings of the Special Inspections.’
- 10.16 The detail comprised roller bearings, which were subsequently altered to rocker bearings following works in the mid to late 20th Century. The proposed works under the current application would further alter the bearing detail to a spherical bearing, again differing from the original construction of the bridge and resulting in further alteration of the bridge at the

abutment. However, given the previous alterations to the bearing, in this instance this is acceptable.

- 10.17 Condition 6 is recommended to secure details of the removal/cleaning of the water staining and any relevant repairs to the masonry.

Re-waterproofing and re-surfacing

- 10.18 The principle of the proposed re-waterproofing works and re-surfacing of the bridge deck is acceptable.

Parapet repairs

- 10.19 The damaged area of cast iron quatrefoil tracery would be repaired as part of the works. The information submitted with the application sets out that details of the previous works will be used to cast a repair segment which will be welded to the existing parapet. The works are acceptable in principle; however, further detailed information including scaled drawings and methodology of the repairs to the missing section of the quatrefoil parapet are secured by recommended condition 5.

Replacement of the deck expansion joints

- 10.20 The proposed replacement of the deck expansion joints would be in a like for like manner and the principle of the works is acceptable.

Conclusion

- 10.21 The proposal would result in less than substantial harm to the significance of the designated heritage asset and its setting. In line with paragraph 202 of the NPPF, it is necessary to weigh this against any public benefit of the proposal including, where appropriate, securing its optimum viable use.
- 10.22 Whilst it is acknowledged that the proposed works would result in less than substantial harm to the heritage asset, in this case, the works are required for the long-term preservation of this structure. As such, in line with the Planning (Listed Building and Conservation Area) Act 1990, special regard is given to preserving the heritage asset. The identified less than substantial harm to the significance of the designated heritage asset is outweighed by the public benefit identified and therefore, listed building consent should be granted. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

11 CONCLUSION

- 11.1 For the reasons set out in this report the proposals are deemed to comply with relevant development plan policies. It is therefore recommended that listed building consent is granted subject to the conditions listed below.

12. APPENDICES TO THIS REPORT

- Appendix A – Site location plan and site layout
- Appendix B – Plan and elevation drawings

13. CONDITIONS RECOMMENDED FOR INCLUSION IF LISTED BUILDING CONSENT IS GRANTED

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, to revert the accumulation of unimplemented listed building consents and to enable the Local Planning Authority to review the situation at the

end of this period if the development has not begun.

- 2 Prior to the removal of any external finishes to the structure, a paint analysis including confirmation of the proposed colour finishes to the bridge structure, shall be submitted to and approved in writing by the Local Planning Authority and an on site painted sample made available for inspection by the Local Planning Authority Conservation Officer prior to commencement of full repainting works. Thereafter, painting works shall be carried out in complete accordance with the approved details.
Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 of the Borough Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3 Prior to the removal of any external finishes to the structure, further details alongside a sample test patch to be inspected by the Local Planning Authority Conservation Officer of the blast cleaning method alongside details of the operating contractor shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in complete accordance with the approved details.
Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 of the Borough Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4 Following the completion of the Ferro-Scan of the bridge and prior to the insertion of the new steel trimmer beams, detailed information and scaled drawings of any additional strengthening works comprising the insertion of new stainless steel reinforcement bars, as described under section 4 of the Design and Access Report, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in complete accordance with the approved details.
Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 of the Borough Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5 Prior to any works to the quatrefoil parapet, further detailed information including scaled drawings and methodology of the repairs to the missing section of the quatrefoil parapet, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in complete accordance with the approved details.
Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 of the Borough Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6 Prior to the commencement of works to the abutments, details of the removal/cleaning of the water staining and any relevant repairs to the masonry shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in complete accordance with the approved details.
Reason: To preserve the special interest of the Listed Building in accordance with Policy HE1 of the Borough Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

COOKHAM BRIDGE OS-LAYOUT1

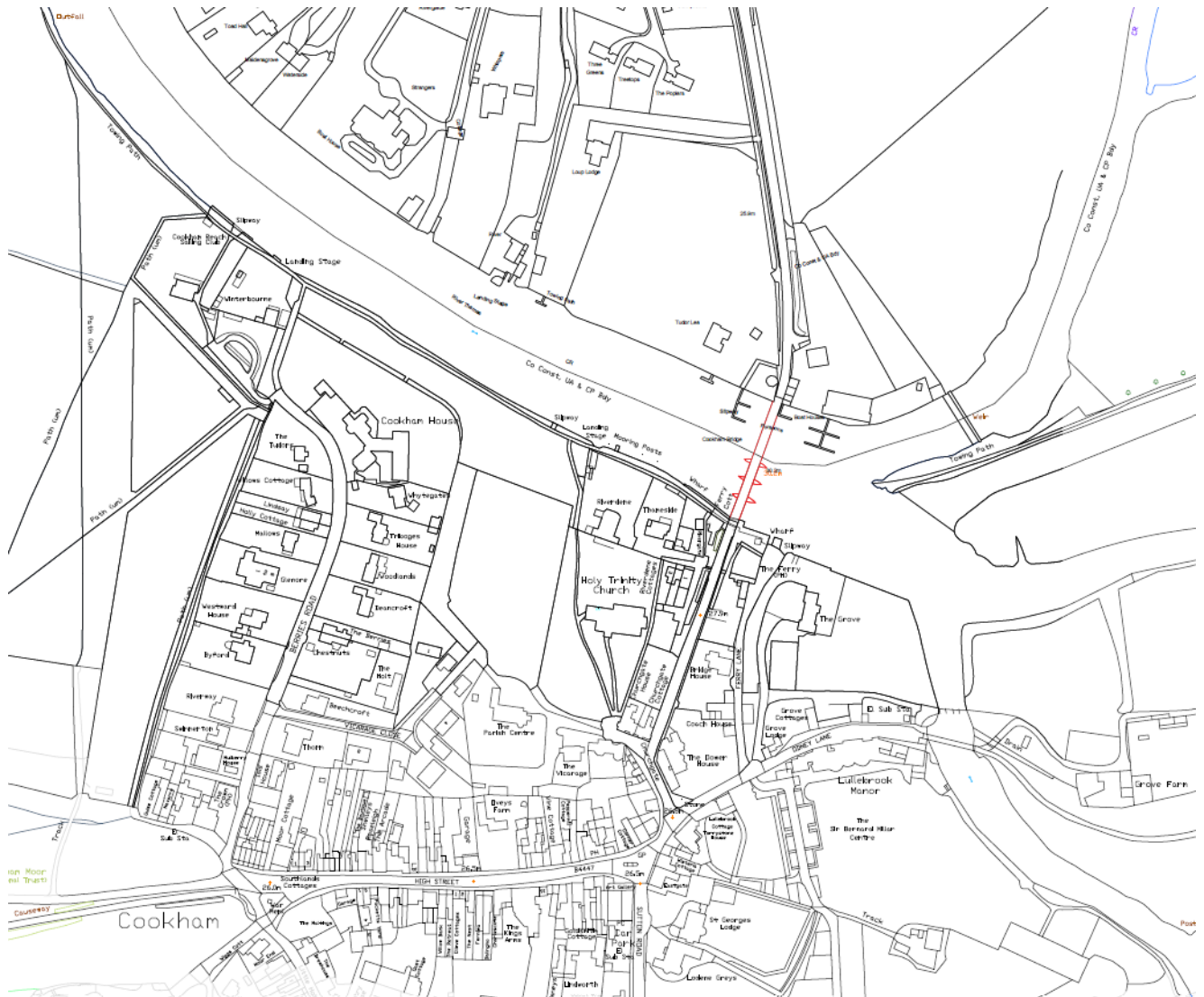
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1000007701-PCL-SBR-ZZ-DE-CB-0003
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1000007701-PCL-SBR-ZZ-DE-CB-0008
1000007701-PCL-SBR-ZZ-DE-CB-0009
1000007701-PCL-SBR-ZZ-SC-CB-01

Informatives

- 1 The applicant should note that this approval extends only to the works detailed as part of this application. If the works cannot be implemented without a degree of alteration, the applicant is advised to contact the Local Planning Authority to ascertain whether further Consent might be required.
- 2 The Applicant is advised to contact Network Rail regarding the project's arrangements and timescale.

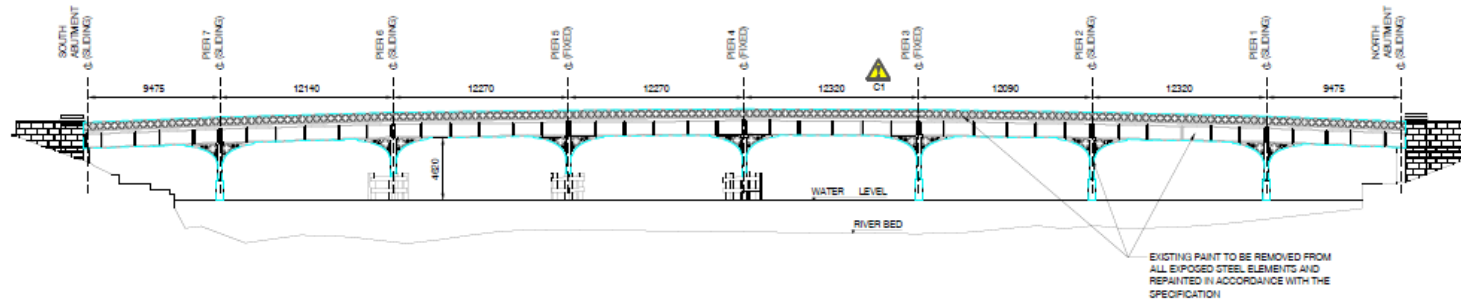
APPENDIX A

SITE LOCATION MAP

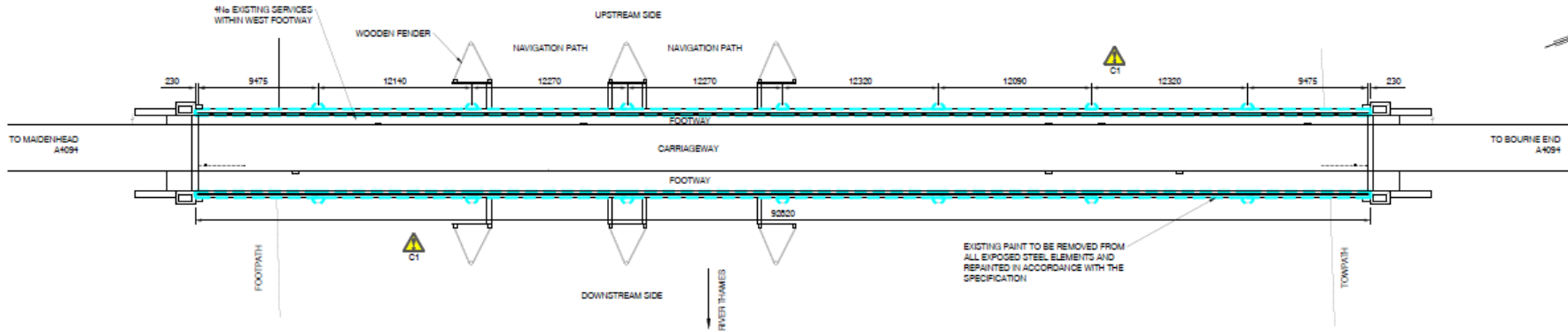


APPENDIX B

PLANS AND ELEVATIONS



WEST ELEVATION
SCALE 1:200



PLAN VIEW
SCALE 1:200

Planning Appeals Received

07 July 2023 - 2 August 2023

Maidenhead

The appeals listed below have been received by the Council and will be considered by the Planning Inspectorate. Should you wish to make additional/new comments in connection with an appeal you can do so on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk/> please use the PIns reference number. If you do not have access to the Internet please write to the relevant address, shown below.

Enforcement appeals: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Other appeals: The Planning Inspectorate Temple Quay House, 2 The Square Bristol BS1 6PN

Ward:
Parish: Bray Parish
Appeal Ref.: 23/60065/REF **Planning Ref.:** 22/03408/FULL **PIns Ref.:** APP/T0355/D/23/3320094
Date Received: 24 July 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Rear extension, loft conversion with 2no. side dormers and alterations to fenestration.
Location: Avalon Upper Bray Road Bray Maidenhead SL6 2DB
Appellant: Mr Richard Denbow Avalon Upper Bray Road Bray Maidenhead SL6 2DB

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60066/REF **Planning Ref.:** 23/00191/FULL **PIns Ref.:** APP/T0355/D/23/3320388
Date Received: 25 July 2023 **Comments Due:** N/A
Type: Refusal **Appeal Type:** Householder Appeal
Description: Single storey side extension, 1no. rear dormer and alterations to fenestration
Location: **1 The Drive Ray Street Maidenhead SL6 8PN**
Appellant: Mr Mohamed Hanif **c/o Agent:** Mr Reg Johnson 59 Lancaster Road Maidenhead SL6 5EY

Ward:
Parish: Bray Parish
Appeal Ref.: 23/60068/REF **Planning Ref.:** 22/01658/LBC **PIns Ref.:** APP/T0355/Y/23/3316216
Date Received: 1 August 2023 **Comments Due:** 5 September 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Consent for remedial repairs, part replacement and re-painting of the front entrance canopy, alterations to the front door and frame to include re-painting, replacement of two windows on the front elevation and internal alterations.
Location: **3 Pamela Row Holyport Maidenhead SL6 2JJ**
Appellant: Sian Pearce 3 Pamela Row Holyport Maidenhead SL6 2JJ

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60069/REF **Planning Ref.:** 23/00039/FULL **Plns Ref.:** APP/T0355/W/23/3320781
Date Received: 2 August 2023 **Comments Due:** 6 September 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Installation of 16no. solar panels to the existing roof.
Location: **3 The Hyde Ray Mill Road West Maidenhead SL6 8SD**
Appellant: Mr A Adnani **c/o Agent:** Mr Neil Langley 4 Ford Avenue North Wootton KING'S LYNN PE30 3QS

Ward:
Parish: Maidenhead Unparished
Appeal Ref.: 23/60070/REF **Planning Ref.:** 23/00040/LBC **Plns Ref.:** APP/T0355/Y/23/3320779
Date Received: 2 August 2023 **Comments Due:** 6 September 2023
Type: Refusal **Appeal Type:** Written Representation
Description: Consent for the installation of 16no. solar panels to the existing roof.
Location: **3 The Hyde Ray Mill Road West Maidenhead SL6 8SD**
Appellant: Mr A Adnani **c/o Agent:** Mr Neil Langley 4 Ford Avenue North Wootton KING'S LYNN PE30 3QS

Appeal Decision Report

07 July 2023 - 2 August 2023

Maidenhead

Appeal Ref.: 22/60056/ENF **Enforcement Ref.:** 19/50051/ENF **Plns Ref.:** APP/T0355/C/22/3304132
Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH
Decision Type: **Officer Recommendation:**
Description: Appeal against the Enforcement Notice for: Without planning permission, the erection of a pool house (building) and associated swimming pool, changing rooms and toilet facilities hashed blue on the attached plan.
Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**
Appeal Decision: Enforcement Notice Withdrawn by LA **Decision Date:** 25 July 2023

Appeal Ref.: 22/60057/ENF **Enforcement Ref.:** 19/50051/ENF **Plns Ref.:** APP/T0355/C/22/3304134
Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH
Decision Type: **Officer Recommendation:**
Description: Appeal against the Enforcement Notice for: Without planning permission, the erection of a link extension infilling the dwelling and the pool house building hashed blue on the appended plan.
Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**
Appeal Decision: Enforcement Notice Withdrawn by LA **Decision Date:** 25 July 2023

Appeal Ref.: 22/60059/ENF **Enforcement Ref.:** 19/50051/ENF **Plns Ref.:** APP/T0355/C/22/3304135

Appellant: Mr Anthony Clifton Bennet Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH

Decision Type: **Officer Recommendation:**

Description: Appeal against Enforcement Notice for: Without planning permission, the erection of extensions leading off the southeast elevation of the dwellinghouse, with associated swimming pool, associated changing room and toilet facilities, in the approximate position hashed blue on the attached plan.

Location: **Thimble Farm Sturt Green Holyport Maidenhead SL6 2JH**

Appeal Decision: Enforcement Notice Withdrawn by LA **Decision Date:** 25 July 2023

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